002.A	0004	0055.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	719,800	/	719,800
USE VALUE:	719,800	/	719,800
ASSESSED:	719,800	/	719,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MOHAN JAMES
Owner 2:	MOHAN BARBARA
Owner 3:	
Street 1:	55 FAIRMONT STREET
Street 2:	UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RESNICK RICHARD & -
Owner 2:	FLUECKIGER MOLLY -
Street 1:	55 FAIRMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	719,800			719,800
Total Card	0.000	719,800			719,800
Total Parcel	0.000	719,800			719,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.90 | /Parcel: 374.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 002.A-0004-0055.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	719,800	0	.		719,800		Year end	12/23/2021
2021	102	FV	698,700	0	.		698,700		Year End Roll	12/10/2020
2020	102	FV	688,200	0	.		688,200	688,200	Year End Roll	12/18/2019
2019	102	FV	633,800	0	.		633,800	633,800	Year End Roll	1/3/2019
2018	102	FV	547,000	0	.		547,000	547,000	Year End Roll	12/20/2017
2017	102	FV	497,500	0	.		497,500	497,500	Year End Roll	1/3/2017
2016	102	FV	496,500	0	.		496,500	496,500	Year End	1/4/2016
2015	102	FV	458,300	0	.		458,300	458,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RESNICK RICHARD	69343-112		5/26/2017		732,000	No	No		
WITKOWSKI THOMA	57495-256		9/23/2011		449,000	No	No		
WITKOWSKI THOMA	55825-105		11/15/2010			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2012	235	Manual	2,244					air sealing & insu

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8207																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

User Acct

312009

GIS Ref

GIS Ref

Insp Date

05/10/18

!15766!

PRINT

Date	Time
12/30/21	21:20:00

LAST REV

Date	Time
05/10/18	08:52:33

danam

PAT ACCT. 15766

USER DEFINED

Prior Id # 1:	1875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
2/9/2018	SQ Returned	MM	Mary M
6/26/2013	Info Fm Plan	BR	B Rossignol
12/22/2011	MLS	EMK	Ellen K
1/20/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.19687498
Const Adj.:	0.98000199
Adj $ / SQ:	357.747
Other Features:	83174
Grade Factor:	1.00
NBHD Inf:	1.26999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	977960
Depreciation:	258182
Depreciated Total:	719779

COMMENTS

SINK IN BSMT. GLA=1920.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	454.34
Special Features:	0	Val/Su Net:	374.90
Final Total:	719800	Val/Su SzAd	374.90

SKETCH

UnSketched SubAreas:
GLA: 1920,

SUB AREA

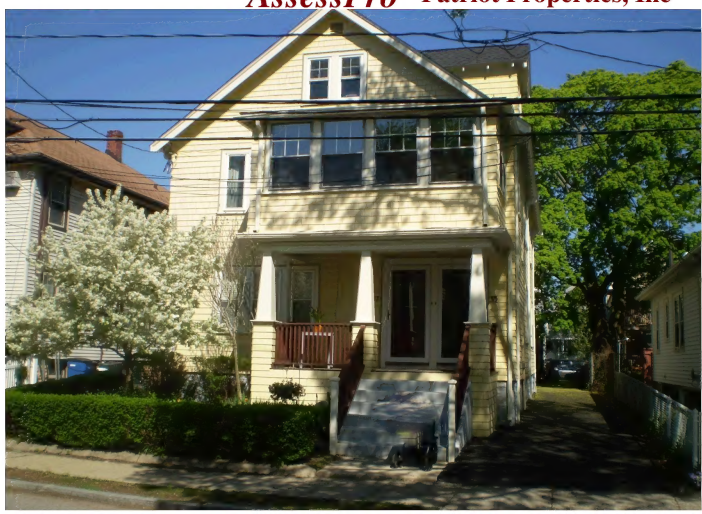
Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,920	357.750	686,874
	Net Sketched Area:	1,920	Total:	686,874
Size Ad	1920	Gross Area	1920	FinArea 1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.A-0004-0055.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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